

Village of Goshen
Planning Board Meeting
October 25, 2022

Members present: Chairperson Elaine McClung
Adam Boese
Sal LaBruna

Members absent: Emi Siljkovic
Mike Torelli

Also present: Dave Donovan, Esq., PB Attorney
Kristen O'Donnell, Village Planner, Lanc and Tully
Elaine Tourish Coleman, Clerk

Chairperson McClung called the meeting to order at 7:35pm.

APPLICANTS BEFORE THE BOARD

Palma Mexican LLC DBA- Super Nacho 1 Matthews Street, Tax Map 119-1-2, D-S Zoning District

Representing the Applicant: Brenda Palma, Owner
Family Business

The applicant is proposing to construct an outdoor seating area with fencing and a pergola at the existing restaurant building.

Access to the sidewalk and ADA ramp need to remain unchanged and unblocked. A fence cannot be placed between the restaurant main door and the ADA ramp.

This project requires referral to the Orange County Planning Department based on the location being within 500 feet of a state road (NYS Route 17).

On a motion by Mr. Boese, seconded by, Mr. LaBruna the Planning Board waived a Public Hearing. Motion carried 3 – 0.

New Gen Construction 90 Greenwich Ave, Tax Map 111-15-6, C-1 Zoning District

Representing the Applicant: Keith Woodruff
Engineering and Surveying Properties PC

The applicant proposes to construct a mixed-use building with commercial development on the ground floor and two floors of residential use with 4 apartment units on a 0.45-acre property.

New plans and a survey were provided. The bulk table has been revised as requested. Variances will be required for Lot Area, Side Yard Setback, Building Coverage, Development Coverage and Parking. The plan has been revised to show dropped curbs associated with the auto body shop and will be replaced with standard curbs. Sidewalks will also need to be replaced to match curbing.

Ms. O'Donnell continued to recommend that they reach out to the Village Board to discuss additional striped parking spaces in front of the proposed building once the dropped curbs are replaced as a mitigation for the lack of onsite parking.

This application will need to go before the ZBA and requires a referral to the Orange County Planning Department. This will also have to go to the D.O.T. for the curbing and sidewalks permit, and will also need a Public Hearing.

Mr. Donovan asked the applicant to submit 2 sets of plans and 2 sets of electronic plans in order to refer this application to the Orange County Planning Department, and in the meantime advised the applicant to submit their application to the ZBA.

On a motion by Mr. LaBruna, seconded by, Mr. Boese the Planning Board directed Mr. Donovan to prepare the 239 referrals. Motion carried 3 – 0.

**Goshen Kaz Realty Group LLC, Goshen Plaza Diner
118 Clowes Ave, Tax Map 114-1-14, D-S Zoning District**

Representing the Applicant: Keith Woodruff
Engineering and Surveying Properties PC

The applicant proposes to add 13 parking spaces along the southern (Clowes Ave) property line at the existing Goshen Plaza Diner property.

This project obtained a variance for exceeding the maximum allowable development coverage for its 2019 plan amendment. The proposed additional parking/impervious surfaces will require another variance. No other bulk requirements.

As part of the last plan approval the applicant installed an underground stormwater storage tank underneath the existing parking lot (not shown on the plan). The applicant should provide calculations demonstrating the tank has the necessary capacity for the expanded number of impervious surfaces proposed.

Mr. Donovan asked the applicant to submit 2 sets of plans and 2 sets of electronic plans in order to refer this application to the Orange County Planning Department, and advised the applicant to submit their application to the ZBA.

On a motion by Mr. Boese, seconded by, Mr. LaBruna the Planning Board directed Mr. Donovan to prepare the 239 referrals. Motion carried 3 – 0.

**Joe Fini Homes LLC
182 Montgomery Street, Tax Map 104-2-43, R-1 Zoning District**

Representing the Applicant: Keith Woodruff
Engineering and Surveying Properties PC

The applicant proposes a two-lot minor subdivision of a 0.538-acre property. The property is currently vacant.

Based on the bulk table provided, each of the lots has less than the required minimum lot area for the zone; 12,500 square feet and 10,937.4 square feet respectively, where 15,000 square feet is required. Lot 2 is also deficient in lot width and street frontage. Each of these conditions will require a variance.

The plan should show dwelling sites, proposed grading, and proposed driveway, and it should show the location of the existing water and sewer service lines and proposed service lines. Proposed pipe sizes and construction details should also be provided.

The plan should note that there is to be NO vehicular access to Harness Road is permitted.

The subdivision regulations require construction of sidewalks unless a waiver is issued by the Planning Board. There are no sidewalks on Montgomery Street in this location on either side of the street. The Board should consider whether a waiver of this requirement is warranted.

The applicant has provided a short Part 1 EAF which was find acceptable. The application is Unlisted under SEQR. The Village DPW and Zoning Board of Appeals have additional permitting authority on this application.

This application will need to go before the ZBA, a referral to the Orange County Planning Department, and will also need a public hearing in due course.

Mr. Donovan asked the applicant to submit 2 sets of plans and 2 sets of electronic plans in order to refer this application to the Orange County Planning Department, and advised the applicant to submit their application to the ZBA.

On a motion by Mr. LaBruna, seconded by, Mr. Boese the Planning Board directed Mr. Donovan to prepare the 239 referrals. Motion carried 3 – 0.

CORRESPONDENCE

O.C. Dept of Planning letter received 09/28/22 RE: 155 Main Street site plan 12 x 12 shed. No further action is required.

Review letter from Kristen O'Donnell regarding Goshen Developer JV, LLC/Royal Wines Corp, Tax Parcel 117-1-1.22. No further action is required at this time.

APPROVAL OF MINUTES

The Minutes of the September 27, 2022 Planning Board Meeting were accepted as circulated.

MEETING ADJOURNMENT

The Meeting was adjourned at 8:20pm.

Elaine McClung, Chairperson

Notes prepared by Elaine Tourish Coleman